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Title: Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the Market Street East Urban Renewal Area, designated as Parcel No. 2A also sometimes identified by house number and street address as 27 North Ninth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with PMA/811 Filbert Street Associates, L.P. and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

Sponsors: Councilmember DiCicco

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Attachments:

Date	Ver.	Action By	Action	Result	Tally
6/10/2004	0	CITY COUNCIL	ADOPTED		
6/10/2004	0	CITY COUNCIL	READ		
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Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the Market Street East Urban Renewal Area, designated as Parcel No. 2A also sometimes identified by house number and street address as 27 North Ninth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with PMA/811 Filbert Street Associates, L.P. and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, The Redevelopment Authority of the City of Philadelphia (hereafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Market Street East Urban Renewal Area, (hereinafter "Market East"), which said plan and proposal were approved by Ordinance of the Council on September 16, 1969, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Market East, designated as Parcel No. 2A also sometimes identified by house number and street address as 27 North Ninth street (hereinafter "Parcel 2A"). The area of said Parcel 2A is bounded as follows:

Parcel No. 2A (27 North Ninth street).

ALL THAT CERTAIN lot or piece of ground situate in the Fifth Ward of the City of Philadelphia beginning at a point of intersection of the southerly side of Arch street (seventy two feet wide) and the easterly side of Ninth street (fifty feet wide); Thence extending eastward along the southerly side of Arch street a distance of one hundred forty three feet three and three-eighths inches, more or less, to a point of intersection with the westerly side of a concrete tunnel retaining

wall; Thence extending southward along said retaining wall a distance of twenty four feet, more or less, to a point of tangency; Thence extending southwestward along said retaining wall, curving to the right, an arc distance of one hundred one feet nine inches, more or less, to a point of tangency; Thence extending further southwestward along said wall, curving to the left, an arc distance of sixty feet, more or less, to a point of tangency; Thence extending further southwestward along the retaining wall, curving to the right, an arc distance of forty five feet, more or less, to a point; Thence extending southeastward along the southerly side of the said retaining wall a distance of thirty two feet, more or less, to a point on the easterly side of the tunnel right-of-way retaining wall; Thence extending northeastward along the easterly side of said retaining wall, curving to the right, an arc distance of eighty feet, more or less, to a point; Thence extending southward along a line of property now or late of Strawbridge and Clothier a distance of seventy seven feet, more or less, to a point; Thence extending westward along another line of said Strawbridge and Clothier property ten feet, more or less, to a point; Thence extending further southward along another line of said Strawbridge and Clothier property seventy feet, more or less, to a point on the northerly side of Filbert street (fifty feet wide); Thence extending westward along the northerly side of Filbert street one hundred six feet eight and seven-eighths inches, more or less, to a point on the easterly side of Ninth street (fifty feet wide); Thence extending northward along the easterly side of Ninth street three hundred one feet to the point of beginning.

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council; and

WHEREAS, the Redevelopment Authority has prepared a disposition supplement providing, inter alia, for development controls and regulations to be imposed on Parcel 2A which are in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by Council; and

WHEREAS, PMA/811 Filbert Street Associates, L.P. desire to enter into the said redevelopment contract for the Parcel 2A.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, that the redevelopment contract and disposition supplement, submitted by the Redevelopment Authority for the redevelopment of that portion of Market East, as hereinabove more particularly described, is hereby approved. City Council authorizes the Redevelopment Authority to proceed with changes in substantial conformity with the hereby approved redevelopment contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with PMA/811 Filbert Street Associates, L.P. (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the redevelopment contract as may be necessary to carry it out.

RESOLVED, The Redevelopment Authority and the Redeveloper are authorized to prepare or cause to be prepared for introduction into the Council such ordinances or resolutions as may be necessary for changes in zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities, and related items which are required in order to facilitate and effectuate the redevelopment contract and disposition supplement hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective

functions and powers in a manner consistent with the redevelopment contract and disposition supplement.